

R01-16-A-008

Town of Adams • Massachusetts 01220-2087

OFFICE OF THE SELECTMEN

Meetings: Wednesday evenings 7:00 o'clock
TOWN HALL BUILDING
8 PARK STREET
TEL. (413) 743-8300
FAX (413) 743-8316

December 17, 2015

EPA Region 1 – New England
Frank Gardner, Regional Brownfields Contact
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

RE: FY16 Town of Adams Brownfields Assessment Grant

Dear Mr. Gardner:

The Town of Adams is pleased to submit this proposal to the U.S. EPA Brownfields Assessment Grant Program to conduct Phase I, II, and III environmental site assessments. The goal of this proposed assessment project is to carry forward work conducted under the regional brownfields program, which has expended all of its funding. Additional assessment needs have been identified at several sites including a former middle school, former auto garages, vacant or underutilized paper and cotton mills. All of the sites are located with the "Target Area" – the Route 8 corridor.

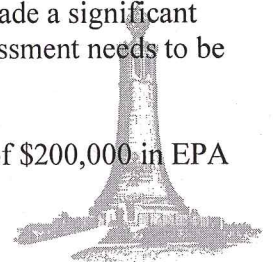
The Town of Adams, (pop. 8,418) lies 175 miles west of Boston in the northern Berkshires along the banks of the Hoosic River. The Town was incorporated in 1778 and began as a Quaker farming community but was soon caught up in the industrialization across New England. By 1850, industrial workers outnumbered farmers. The Town emerged as a primary manufacturing center with the success of the Berkshire Mills in the late 19th century. Adams has emerged into the 21st century very much changed from its peak in population 90 years ago. The northern Berkshires industrial economy has severely declined, following national trends. While several larger industrial manufacturing employers are left in the region - such as Specialty Minerals - less than 23% of Adams residents still work in primary industries. Adams is becoming more of a bedroom community for the larger employment centers of North Adams and Pittsfield.

The Route 8 Target Area represents the main commercial/industrial corridor in the town encompassing the downtown and is intermixed with dense residential neighborhoods and former mill housing. Typical of industrial towns in New England, the railroad runs parallel to the main north-south artery, Route 8. However, the Target Area cannot simply be described by its industrial history or by the commercial uses that developed along it over time. The Target Area is this community's "Main Street" and is also home to the Town Hall, restaurants, a pharmacy and row houses originally built to house the mill workers.

Currently, the presence of brownfields, vacant mills and blighted property detract from the community character and create a sense of disinvestment, disregard and neglect that discourages investment in the community. The Town, working with the Berkshire Regional Planning Commission, has made a significant investment in assessing these sites and many others throughout Town. However, more assessment needs to be done and the funding available through the regional program has been exhausted.

We respectfully request a total of \$200,000 in EPA hazardous material funding and a total of \$200,000 in EPA petroleum funding.

"Home of Mt. Greylock"



- a. **Applicant Information:** Town of Adams
8 Park Street
Adams, MA 01220
- b. **Applicant DUNS Number:** 049033236
- c. **Funding Requested:**
i) Assessment
ii) \$200,000 and \$200,000
iii) Hazardous Substances and Petroleum Substances
iv) Community-Wide
- d. **Location:** Town of Adams, Berkshire County, Massachusetts
- e. **Site Address (site-specific proposals):** N/A
- f. **Project Contacts:**
i) Project Director:
Donna E. Cesan, Director of Community Development
8 Park Street
Adams, MA 01220
Phone (413) 743-8300 ext. 131 Fax: (413)743-8309
dcesan@town.adams.ma.us
ii) Chief Executive/Highest Ranking Official:
Richard Blanchard, Select Board Chair
8 Park Street
Adams, MA 01220
Phone (413) 743-8300 ext. 100 Fax: (413)743-8309
ddunlap@town.adams.ma.us
- g. **Date Submitted:** December 17, 2015
- h. **Project Period:** October 2016 to October 2019 (3 years)
- i. **Population¹:**
i) Town Population = 8,418
ii) Target Area Population = 3,106
- j. **Other Factors Checklist:** Please see attached

Thank you for your consideration of our proposal. The Town of Adams looks forward to working with your office on this important project. Please feel free to contact me if you have any questions.

Sincerely,



Richard Blanchard, Chairman

¹ Data are from the US Census American Community Survey 2009/2013

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Town of Adams, Massachusetts

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

This regional priority includes proposed projects that provide support to communities that have limited capacity or administrative infrastructure to effectively manage brownfields programs. Proposals that include partnerships among governmental entities having shared jurisdiction over the targeted sites (e.g. state, regional authorities, local governments) relate to this priority.

Page Number(s): Page 14

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
x	Community population is 10,000 or less.	1 & 2
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
x	Project is primarily focusing on Phase II assessments.	8
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
x	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4 & 5

	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation	
x	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	13
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**U.S. Department of Housing
and Urban Development**

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to
which the applicant is applying:

Name of the Preferred Sustainable
Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred

Sustainable Communities Status meets

the above criteria to receive bonus points: **Nathaniel W. Karns**

Title: **Executive Director**

Organization: **Berkshire Regional Planning Commission**

Signature:



Date **12/09/2015**

(mm/dd/yyyy)

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

The Town of Adams, (pop. 8,418¹) lies 175 miles west of Boston in the northern Berkshires along the banks of the Hoosic River. The Town was incorporated in 1778 and named after the revolutionary patriot Samuel Adams. Adams began as a Quaker farming community but was soon caught up in the industrialization across New England. By 1850 industrial workers outnumbered farmers. The Town emerged as a primary manufacturing center with the success of the Berkshire Mills in the late 1900s and reached its peak population of 13,525 residents in 1925.

Adams has emerged into the 21st century very much changed from its peak in population 90 years ago. The northern Berkshires industrial economy has significantly declined, following national trends. While several larger industrial manufacturing employers are left in the region - such as Specialty Minerals - less than 23% of Adams' residents still work in primary industries. Adams is becoming more of a bedroom community for the larger employment centers, North Adams and Pittsfield.

1.a. Targeted Community and Brownfields

1.a.i. Targeted Community Description

The Target Area is the Route 8 Corridor, a commercial/industrial corridor in the core of the Town which encompasses the downtown and is intermixed with dense residential neighborhoods and former mill housing. The Hoosic River makes up the eastern boundary of the Target Area. During its days as a thriving mill community the power of the river was harnessed to power industry. Now, the river is funneled through town in 45 foot wide/ 10-15 foot high concrete flood control chutes, constructed by the US Army Corps of Engineers in the 1950s in response to significant damage caused by previous floods.

Typical of industrial towns in New England, the railroad runs parallel to the main north-south artery - Route 8. However, the Target Area cannot simply be described by its industrial history, nor by the commercial developments that cropped up alongside over time. The Target Area *is* this small town's Main Street and is also home to the Town Hall, restaurants, a pharmacy and row houses originally built to house the mill workers. The Target Area encompasses a former middle school, former auto garages, vacant or underutilized paper and cotton mills.

1.a.ii. Demographic Information

The Target Area not only includes the commercial/industrial area that is host to a number of brownfields, but also one of the most impoverished areas within the Town. The Target Area is made up of U.S. Census Block Groups 9221-2, 9221-3, 9222-1, and 9222-3. According to the data available from the US Census American Community Survey 2009-2013, the poverty rate within a portion of the Target Area is a staggering 25%; significantly higher than the national average of 11.3%. The median household income for the Target Area is consistently below the state and national averages with a noteworthy low of \$19,954, barely more than a third of the national median household income. According to the ACS 2009-2013, unemployment within the Target Area ranges from 5.2%-15.6%, significantly higher than the reported national rate of 9.1%.

¹ US Census American Community Survey 2009/2013

Table 1: Demographic Information

	Targeted Community				Town	County	State	National
	Block Groups							
	9221-2	9221-3	9222-1	9222-3				
Population ¹ :	739	556	546	1,265	8,418	130,545	6,605,058	311,536,594
Unemployment ² :	N/A	N/A	N/A	N/A	6.4%	5.1%	4.9%	5.3%
Poverty Rate ¹ :	13.4%	25.0%	8.7%	3.2%	9.0%	9.8%	8.1%	11.3%
Percent Minority ¹ :	4.3%	11.7%	1.5%	2.1%	4.2%	9.8%	24.3%	36.7%
Median Household Income ¹ :	\$34,063	\$19,954	\$34,833	\$47,056	\$40,318	\$48,450	\$66,866	\$53,046

¹ Data are from the US Census American Community Survey 2009/2013 and is available at <http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml>

² Data are from the Bureau of Labor Statistics and are available at www.bls.gov

Manufacturing, which in turn supported local service and retail service businesses and jobs, was once the basis of the local economy but has been in a deep decline. No adequate level of alternative local economic base has developed as manufacturing declined. According to the 2015 Massachusetts Employment & Wage Report (ES-202), the Town of Adams has lost more than half of its manufacturing jobs since 2001 with a decline from 491 to just 238 manufacturing jobs. In the last five years, the largest number of all jobs gained is in accommodation and food services and health care and social assistance. However, the 2015 MA Employment & Wage Report (ES-202) shows that the annual average wage rates for these sectors were only \$10,868 and \$26,312 respectively, compared to \$64,532 for the manufacturing sector. Further evidence of the hard economic times in Adams is the fact that the number of households receiving Supplemental Nutrition Assistance Program benefits (SNAP) increased from 11.9% to 18.3% since 2009.

1.a.iii. Brownfields

Several brownfields have been identified within the Target Area including a former service garage (50 Commercial Street), former middle school (Adams Memorial School), former cotton mill (7 Hoosac Street), former paper mill (Curtis Fine Papers), and former storage, retail and fuel distribution facility (Hoosac Valley Coal & Grain). Four of these five sites have received some assessment under the regional brownfields program managed by the Berkshire Regional Planning Commission; however, more assessment is needed and there are no funds remaining in the regional brownfields program. Contaminants identified and/or suspected at these sites include petroleum of varying grades, chlorinated solvents, polycyclic aromatic hydrocarbons, lead and asbestos in soil, groundwater and/or in building materials. The dilapidated and vacant condition of many of these brownfields poses a real safety and environmental concern. These brownfields are also blighted properties that detract from the community character of the Target Area and create a sense of disregard and neglect that discourages investment in the community. The Town has taken ownership of the former middle school since the regional school district moved, the Town has taken the Hoosac Valley Coal & Grain property for back taxes and both the Curtis Fine Papers site and 50 Commercial Street are in tax arrears.

1.a.iv. Cumulative Environmental Issues

In addition to the presence of brownfields, the Target Community is impacted by various cumulative environmental issues including those represented by the flood control chutes, the

presence of ongoing industrial activity, and impacts to the community associated with both rail and highway traffic.

The segment of the Hoosic River which runs through the concrete flood control shuts along the eastern border of the Target Area is listed on the Massachusetts Year 2012 Integrated List of Waters as impaired by:

- Alteration in stream-side or littoral vegetative covers
- Physical substrate habitat alterations
- Ambient Bioassays -- Chronic Aquatic Toxicity
- Other flow regime alterations
- Fecal Coliform
- Temperature

Specialty Minerals, Inc. is presently mining Adams' extensive limestone deposits in the northwest portion of the Target Area. The quarrying activity of this company has exposed an extensive portion of hillside in the north-central part of town, revealing a horizontally terraced outcrop of limestone. According to the 2004 Community Development Plan, many residents consider ongoing quarry activities and the increasing depth of this feature to be a nuisance. The upper part of the quarry is an impressive sight from areas of town where only the top portion of this feature is visible. In addition, Specialty Minerals, Inc. maintains two sludge/waste rock landfills on their property north of the town center.

The Route 8 Corridor that makes up the Target Area is the primary north-south artery through the county. According to EPA's EJview, Adams is a non-attainment area for Ozone 8-hour. Traffic studies conducted in the region conclude that the high number and proportion of trucks in the Target Area have significant impacts, including detrimental air quality issues, noise impacts and safety impacts. Lastly, the impacts from blighted sites should not be discounted, the sites within the Target Area remain vacant and blighted with immediate, negative impacts to the environment.

1.b. Impacts on Targeted Community

Disproportionate Impacts: Some of the lowest income families live in dense neighborhoods within the Target Area that were once mill housing. The existence of brownfields within the Target Area fosters a sense of disinvestment, disregard and neglect within an already struggling community. Many of the brownfields sites within the Target Area are vacant, boarded-up, or underused, but the neighborhoods that sit among them still exist. Abandoned and derelict structures are blights to the community and debris pose threats to the health and safety of the residents who live in these neighborhoods. Further, these sites have often been the location of illegal dumping.

The majority of individuals and families living in poverty reside within the Target Area where approximately 75% of known brownfields are found. According to the report *Unequal Exposure to Ecological Hazards* (Faber and Krieg, 2005), there are many disparate environmental impacts that affect communities. The predominance of substandard housing and related home hazards such as mold and lead paint should be considered environmental justice issues. The Town has recognized the high level of need for quality housing by designating the Target Area as meeting the criteria of "slums and blight" and prioritizing CDBG grant funding it receives to the area. As mentioned above, additional impacts come from proximity to major traffic arteries and parking facilities that generate traffic noise and pollution, as well as smaller polluting businesses, which can pose major environmental health hazards to community residents.

Low income communities in Massachusetts, such as the Target Community, where the average household medium income is less than \$34,000, contain an average of 203 DEP listed hazardous

waste sites per community. In contrast, medium-high income communities average just 66 hazardous waste sites. As a result, low income communities average roughly three times more DEP listed hazardous waste sites than higher income communities. Low income communities also average nearly 19.2 hazardous waste sites per square mile. Low income communities experience a far more profound exposure rate to hazardous waste sites. The report also concluded that minority communities are disproportionately exposed to environmental hazards of almost every kind.

Sensitive Populations: Over half of the people within the Town can be classified as belonging to a sensitive population as indicated by the following chart. **No health data exists** for the Target Area or even the Town as a whole. Assessments are needed to determine *whether*, and to what degree, sensitive populations are at risk from possible exposure to harmful contaminants.

Table 2: Percentage of Adams Residents Belonging to a Sensitive Population	
Minorities	3.7%
Over 65 Years Old	17.5%
Children	21.5%
Women of Child Bearing Age	13.6%
<i>Source: US Census American Community Survey 2009/2013</i>	

The only available health data is through the Massachusetts Community Health Information Profile, which maintains county-level data to assess health needs, monitor health status indicators, and evaluate health programs. According to their data, the rate of asthma related emergency room visits, deaths from chronic disease, and breast cancer deaths in the County are all above the state rates. Notable differences exist for both women of child bearing age and minorities. Overall breast cancer incidence in Berkshire County is slightly higher than the state as a whole. However, breast cancer incidence in the region is disproportionately higher than in the state for minority women with a rate of 178 vs 123 for black women, 223 vs 81 for Asian women and 172 vs 72 for Hispanic women. The incidence of bronchus and lung cancer in Black non-Hispanic men in the region is significantly higher (146.5) than that of the state (89.2).

Public Health & Welfare: The brownfields sites within the Target Area may have hazardous materials and/or petroleum contamination that pose a threat to human health, the environment and the welfare of sensitive populations. Contamination from these sites may expose residents and sensitive populations through exposure routes such as inhalation, ingestion and dermal contact. The health concerns of the suspected contaminants (chlorinated solvents, petroleum products, PCBs, and heavy metals) include higher incidences of cancer, harm to the immune system, reproductive system, nervous system, and endocrine system. The potential presence of contamination makes their neighborhoods and communities the neighborhoods of sensitive populations less livable and impairs the quality of life for the residents within the Target Community. Since no data exists at the Town level, people in the Target Community do not know whether their health and welfare is threatened

1.c. Financial Need

1.c.i. Economic Conditions

The Town of Adams needs this funding and is unable to draw on other sources of funding because of a small population, low income, and other factors of the targeted community. Local economic conditions have been made worse due to pervasive industrial decline and other significant

economic disruptions. Adams is by far one of the neediest communities in the region and the Commonwealth (ranking only 344 out of 351 municipalities in household income). The Town has suffered chronic population loss, concentrated in the outmigration of younger, working age residents. Property values continue to decrease which results in higher property tax rates to maintain essential services. Property tax increases disproportionately impact the Town's elderly residents on fixed incomes. As an Environmental Justice community, Adams has 57.8% of its population as low income (HUD 2014). Town budgets have been decimated for the past three years and municipal departments have endured layoffs of personnel. Given the burden of increasing school, health care, retirement, and energy costs, Adams cannot now or likely in the future address the needs for this funding.

1.c.ii. Economic Effects of Brownfields

The key economic effects of the brownfields on the Target Community include reduced tax base, lost jobs and business opportunities, and depressed property values. The Town currently struggles with all of these issues. As the owner of two of the five identified sites the Town is responsible for the ongoing costs to secure these vacant properties (i.e., Memorial School and Hoosac Valley Coal & Grain). These ongoing costs and liability are a burden on municipal services.

All of these sites remain vacant and contribute to the community's sense of disinvestment. The Town conducted a slum & blight inventory in 2014, covering over 500 properties along the Route 8 corridor. Over 48% of these properties were considered blighted. The uncertainty associated with contaminated properties is often an insurmountable barrier to redevelopment, certainly this is the case in Adams as mills and other structures in the Target Area have remained vacant. Given the continued sluggish character of the local economy, the situation is unlikely to improve in the near future. Preventing further decline of the Route 8 area is critical to ensure the viability of the Target Area as a commercial corridor and as a neighborhood for future generations.

However, the most compelling and direct impact of these brownfields on the economy of the small town of Adams is the lost tax revenue. Back taxes for the Curtis Fine Papers site alone are a staggering \$451,949.10. Environmental assessment is needed to determine the current condition of the site and develop a Cleanup and Reuse Plan. The other sites that have been identified constitute an additional \$150,000 in lost tax revenue not including the Hoosac Valley Coal & Grain site that has already been taken for back taxes.

2. Project Description and Feasibility of Success

2.a. Project Description

2.a.i. Project Description

The project that will be funded under this grant aligns with the Town's land and revitalization plans, most specifically the Town's 2015 Community Development Strategy. Through the Community Development Strategy, the Town has identified the ultimate goal to maintain a healthy and sustainable community by fostering a diverse economic and social base. The Community Development Strategy represents a comprehensive and integrated approach or "action plan" to address critical issues including developing the economic base. No adequate level of alternative local economic base has developed as manufacturing declined. The Community Development Strategy specifically identified the Route 8 Corridor as the primary location for manufacturing in the northern Berkshires. The Adams Corporate Park was developed along this corridor and other sites need to be developed /redeveloped to continue providing an adequate inventory for firms

wishing to expand or locate in the region. The section of Route 8 between the manufacturing areas and the downtown is also an important linkage that contains a mixture of residential and automobile-oriented services. It is a goal of the community to improve the attractiveness of the Route 8 corridor, as the gateway to downtown, by eliminating blighted conditions. The work that will be conducted under this project will be a critical first step to eliminate unknowns, advance assessment to reuse and cleanup planning and ultimately improve the attractiveness of the area, eliminate blight and improve the economic base through site readiness.

The goals of this project will be accomplished through site-specific and non-site-specific assessment activities. Non-site-specific tasks include cooperative agreement oversight, obtaining contractor services to provide technical assistance and oversight, and conducting public outreach and preparing outreach materials relevant to the project. Site-specific tasks include performing assessments, preparing sampling plans, and enrolling appropriate sites in the MassDEP's State Voluntary Cleanup Program, and determining whether further assessment or cleanup is required.

The redevelopment strategy and projected redevelopment for the properties includes repositioning of Curtis Fine Paper, a 12-acre former paper plant along Route 8, which will become an increasingly important priority for the Town. The Town needs to identify and mitigate development constraints (environmental contaminants, functionally obsolete buildings, etc.) on the property in order for the private sector to transition the property to a higher and better use (and contribute to the local economy and tax base). The Town needs to complete a Phase I ESA and a development feasibility market analysis for the site. The Town has also undertaken a multi-faceted redevelopment plan to develop the former Memorial School into a new multi-generational community center. The planned redevelopment will allow Youth Center, Inc. to relocate into a larger, more suitable space within the building, enabling it to offer a greater diversity of programs to local families with children. Along with the headquarters of Youth Center, Inc., the site will include 20 units of affordable senior housing, and spaces for commercial tenants which will allow full use of the building and direct benefits to residents and the community.

2.a.iii. Site Selection

This project will target the five sites already identified along the Route 8 corridor (Target Area), many of which have undergone initial assessment and where further assessment is warranted to quantify potential environmental and health risks. The Town of Adams and BRPC have already begun the process of educating the property owners as to the site assessment process, liability issues, clean up options and funding sources. The property owners have agreed to allow access to the three sites not owned by the Town (i.e., 50 Commercial Street, Curtis Fine Paper, and 7 Hoosac Street) and cooperate in any way necessary. A written agreement has been obtained from the property owners committing to participate in the process and ensuring access to the site.

This project focuses primarily on Phase II Environmental Assessments. It is expected that all five of the target sites will require Phase II Environmental Assessments or Supplemental Phase II assessments. American Society for Testing and Materials (ASTM) Phase I Assessments may be needed to meet the standards for EPA's All Appropriate Inquiry if any of the sites are sold or otherwise transfer ownership (e.g., 50 Commercial Street and Curtis Fine Paper site). Site reuse and cleanup planning will likely be needed to help refine the ultimate end use based on the levels and types of contamination present. We anticipate assessment activities can occur simultaneously

on the five priority sites identified in the Target Area. However, the following ranking criteria will be utilized to prioritize sequencing of assessment activities among the five sites, if needed:

1. Risk Factors - proximity to sensitive populations, health risks, ownership status;
2. Site Characteristics - property status, property size, proximity to existing infrastructure;
3. Economic Development - redevelopment potential, leveraging ability, job creation; and
4. Sustainable Development - provides alternative housing options, and encourages open space.

2.b. Task Description and Budget Table

2.b.i. Task Description

Task 1 Cooperative Agreement Oversight: A member of the project team will attend the National EPA Brownfields Conference (1 conference attendee: airfare/lodging/per diem = \$2,000). BRPC will assist the Town insuring that all federal cross-cutting measures are met. Required EPA quarterly reports, updates to the ACRES database and requests for reimbursement will be prepared and submitted by BRPC staff with assistance from the QEP. We estimate BRPC staff time of \$11,600 plus QEP expenses of \$2,400 = \$14,000 plus Conference = \$16,000. The Town will provide additional in-kind support to manage and develop the Brownfields program at no cost to the grant. Outputs include 12 Quarterly reports and MBE/WBE reporting.

Task 2 Community Outreach & Engagement: The Town and BRPC will engage the community within the Target Area, local neighborhood groups, lenders, realtors, property owners, community health officials, and others in the assessment and cleanup planning process. The Town will hold a public meeting to seek comment on the proposed work plan and initiate discussion about the reuse options of the five sites identified in the Target Area. A QEP will be engaged to assist the Town and BRPC in public outreach activities. We estimate BRPC staff time of \$12,500 and QEP expenses of \$2,500 = \$15,000. Supplies will include meeting flyers, handouts for public meetings and site factsheets (6 meetings total \$600 and copies of site factsheets \$400 = \$1,000). Town will provide additional in-kind support to plan and hold public meetings at no cost to the grant. Outputs include meeting minutes from public meetings, presentation materials and site fact sheets.

Task 3: Phase I Site Assessments: The selected QEP will conduct Phase I Environmental Site Assessments (ESAs) in accordance with the ASTM standard E1527-13 as well as the EPA's "All Appropriate Inquiry" rule. Based on the information known of the five sites in the Target Area, we anticipate performing a Phase I ESA on two of the five sites (50 Commercial Street and Curtis Fine Papers) that are most likely to change ownership to facilitate assessment and development. The Town and BRPC will continue to work with private property owners to ensure a collaborative Phase I ESA process. We anticipate \$4,000 to complete a Phase I ESA at 50 Commercial Street (petroleum) and \$7,000 for the large Curtis Fine Paper site (hazardous). Outputs include generation of 2 Phase I Assessment reports (1 hazardous and 1 petroleum).

Task 4: Phase II Site Assessments: Phase II Environmental Site Assessments (Phase II) will be performed in accordance with ASTM 1903-11 standard. The QEP will first prepare a Quality Assurance Project Plan (QAPP) for the overall program and site-specific QAPPs for EPA approval for each Phase II site. We already have authorized access to the five sites identified in the Target Area and anticipate each of the five targeted sites require some degree of Phase II assessment which will likely include hazardous building material surveys and underground storage tank removals. Based upon assessment activities conducted under BRPC's regional program, we estimate \$108,000 to complete Phase IIs on two large complex sites in the Target Area (7 Hoosac

Street and Curtis Fine Paper) under hazardous funding and \$55,000 to conduct hazardous building material surveys at four of the five identified sites. We estimate \$159,000 to complete Phase IIs/underground storage tank removal activities at the remaining three sites identified in the Target Area under petroleum funding. Outputs include 5 Site-Specific QAPPs/Health and Safety Plans/Phase II Assessment reports (2 hazardous and 3 petroleum).

Task 5: Site Reuse and Cleanup Planning: The remediation/reuse planning process will be conducted following EPA's Greener Remediation guidance and will begin with a public meeting to actively solicit feedback and input from the Target Area community and involved stakeholders regarding potential reuse of the five identified sites where the proposed end use is complicated by the presence or suspected presence of contamination. The Phase II data and landowner and community reuse proposal(s) will be analyzed to develop a remedial alternatives plan for these sites based on the specific or potential reuse scenario(s). Remedial actions will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment. We have estimated \$7,000 to complete a Reuse/Cleanup planning document on the five identified sites (5 sites x \$7,000/site = \$35,000; \$14,000 hazardous and \$21,000 petroleum). Outputs include generation of 5 Reuse/Cleanup planning documents (2 hazardous and 3 petroleum).

2.b.ii Budget Table

Ninety-two percent (92%) of the proposed budget will be spent on site assessment activities including Phase I & II Assessments and Site Reuse and Cleanup Planning. Approximately eighty percent (80%) of the budget is slated toward Phase II Assessments.

(Programmatic costs only)	Project Tasks					
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach & Engagement	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5 Site Reuse & Cleanup Planning	Total
Personnel	-	-	-	-	-	
Hazardous						\$0
Petroleum						\$0
Fringe Benefits	-	-	-	-	-	
Hazardous						\$0
Petroleum						\$0
Travel		-	-	-	-	
Hazardous	\$1,000					\$1,000
Petroleum	\$1,000					\$1,000
Equipment	-	-	-	-	-	\$0
Supplies	-		-	-	-	
Hazardous		\$500				\$500
Petroleum		\$500				\$500
Contractual						
Hazardous	\$7,000	\$7,500	\$7,000	\$163,000	\$14,000	\$198,500
Petroleum	\$7,000	\$7,500	\$4,000	\$159,000	\$21,000	\$198,500
Total	\$16,000	\$16,000	\$11,000	\$322,000	\$35,000	\$400,000

2.c. Ability to Leverage

The project is expected to have a direct, positive impact on the economic viability of the Route 8 corridor leading to business development and greater private investment. This project will work directly and indirectly to complete and enhance the impact of other current projects within the corridor all of which are leveraging additional funds: 1) redevelopment of the Memorial School building as a multi-generational community center with new housing and business uses; 2) the former Hoosac Valley Coal & Grain site, owned by the Town and under evaluation as a new park facility; 3) 7 Hoosac Street redevelopment project proposed as 150 units of affordable housing; and 4) extension of the Ashuwillticook Rail Trail (a popular regional recreational path; the next extension equals a \$3.1 million state investment). Most directly, the Town has leveraged funds for the Memorial School site including a grant of service from MassDevelopment to evaluate potential reuse scenarios and FY12 CDBG grant funding (\$593,263) to install a new roofing system. The Town is currently developing plans for a new HVAC system for the school and will apply in early 2016 for CDBG funding and for funding through the Berkshire Gas Company.

3. Community Engagement and Partnerships**3.a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress****3.a.i. Community Involvement Plan**

The Town will maintain a high level of community engagement by a range of venues. Public discussions held as part of regular meetings of the Selectmen, subcommittees of the Selectmen, the downtown committee, and other meetings involving members of the public are a tried-and-true method for engaging community members. Public meetings concerning the project will be held at the Adams Town Hall or at the Adams Visitors Center (both within the Route 8 corridor). The date and time of any public meetings will be advertised in The Berkshire Eagle at least a week prior, posted on the Town Clerk's Notice Board at Town Hall, and on the Town of Adams website. Meetings of the Selectmen are televised. The Town's Community Development Department will be an on-going source of general information to the public on the brownfields assessment program through various media, including public notices, press releases, the Town's website, and community access television, presentations before community organizations, as well as handouts. Also, the Town has now ventured into social media with its own Facebook page, and will use this new tool (for us) to further engage Target Area stakeholders.

Town staff is already actively engaged in the Target Area – CD staff already has in place a mailing list of every property owner within the Target Area and frequently sends out mailings to this list regarding upcoming meetings on progress with the Town's community development strategy and the CDBG program. The Town will extend the community engagement process by working in partnership with other organizations, including Youth Center, Inc., the Berkshire Housing Development Corporation, 1Berkshires, and Berkshire Regional Planning Commission. Other community groups such as the Adams Housing Authority, the Friends of the Council on Aging, and others active in the area, like the Maple Grove Civic Association will be partners with the Town going forward. Also, Town staff has a strong working relationship with area realtors and will work with them specifically to engage more broadly the target population.

3.a.ii Communicating Progress

The Town and its partners have a proven track record in communicating progress and will continue to do so. The community will provide crucial input to inform the planning, assessment and implementation process. Public meetings will be held to seek comment on the proposed work plan, initiate site selection and inform the public about planned assessment activities and their results. Participation will be solicited through mass media (newspapers, Town and BRPC websites, etc.) and outreach through the project partners.

3.b. **Partnerships with Government Agencies**

3.b.i. State Environmental Authority

Assessment activities will be conducted in accordance with the state's cleanup law, Chapter 21E, and cleanup regulations, the Massachusetts Contingency Plan (MCP). A private Licensed Site Professional (LSP) will be hired to conduct site assessments and, ultimately, cleanup activities. The MCP requires all persons to notify the MADEP of a release or threat of release of oil and/or hazardous material and/or to perform one or more response actions. The DEP's Bureau of Waste Site Cleanup takes an active role in promoting brownfields redevelopment projects and offers technical assistance through single points of contact at each regional office. Site-specific information is made available through the regional office.

3.b.ii. Other Relevant Governmental Partnerships

US Environmental Protection Agency (EPA): This project will be conducted through a cooperative agreement and the EPA Project Officer will be substantially involved in overseeing the work.

Berkshire Regional Planning Commission (BRPC): BRPC is the official area-wide planning agency in Berkshire County with comprehensive planning responsibilities which include land use, economic development, and environmental management. BRPC operates the Berkshire Brownfields Program which has successfully managed several EPA Brownfield Grants. The Town plans to enter into an intermunicipal agreement with BRPC to manage this assessment project. BRPC will provide project management, including providing planning and Brownfields expertise, and conducting outreach to citizen groups and the business community. Contact Person - Melissa Provencher, Senior Planner / Brownfields Program Coordinator

Economic Development Agencies: The two primary state economic development agencies are MOBD and MassDevelopment. MassDevelopment provides a variety of funding programs, including reuse planning and brownfields programs and has coordinated with regional and local officials and the various programs of MOBD to achieve successful clean-up and reuse of sites. The Town has a strong working relationship with MassDevelopment and is already working with MassDevelopment on reuse planning efforts for the former school.

3.c. **Partnerships with Community Organizations**

3.c.i. Community Organization Description & Role

Northern Berkshire Community Coalition (NBCC): is a non-profit organization, located in North Adams, whose mission is to improve the quality of life in northern Berkshire County by organizing, supporting, and empowering the community. NBCC will use their monthly forums as a venue to identify and discuss possible brownfields sites, publicize brownfields activities, and assist the Town in providing information to affected neighborhoods.

Berkshires: the county-wide economic development organization, marketing the region to create jobs and a sound local economy, help to identify potential sites, publicize the program, host presentations, and work with property owners.

Berkshire Scenic Railway Museum: the Berkshire Scenic Railway Museum is an all-volunteer, non-profit organization founded in 1984. Its mission is to preserve the history of railroading, particularly in the Berkshire Hills of Western Massachusetts. As an abutter to a known brownfields site and a member of the Target Community the Berkshire Scenic Railway Museum will help to publicize the program, host presentations, and work with property owners.

Youth Center, Inc.: The Youth Center, Inc. was established in 1974 to serve youth, teens, adults, and families of Adams and the surrounding communities. Their mission is to provide social, educational and recreational opportunities, for the youth and families of Adams, Cheshire and Savoy, in a safe and nurturing setting. Youth Center, Inc. will help to publicize the program, host presentations, and serve as a liaison for the project.

Berkshire Housing Development Corporation (BHDC): The mission of BGCD is to improve the quality of life for residents of Berkshire County by increasing affordable housing opportunities; delivering community development programs and projects; and operating a professional management company. BHDC will highlight the progress of the program on the Berkshire Housing's "Current Projects" section of our website; and will distribute flyers about the project and have information available at our property locations throughout northern Berkshire County.

3.c.ii. Letters of Commitment

Letters of commitment from all of the community organizations above are attached.

4. Project Benefits

4.a. Health and/or Welfare and Environment

4.a.i. Health and/or Welfare Benefits

Health: Through the successful completion of this project any potential threats to the health and welfare of the Target Community from these sites will be identified. If contamination does pose an issue to people's health a strategy to address threats will be communicated to the public. The combination of planning and assessment conducted under this project will foster a sense of investment and community pride.

Potential exposure routes including inhalation, ingestion and dermal contact will be addressed. If discovered, a plan will be developed to cleanup contamination from hazardous materials and petroleum products (e.g., chlorinated solvents, gasoline, heating fuel, polycyclic aromatic hydrocarbons, asbestos and heavy metals) reducing risks of cancer, harm to the immune system, reproductive system, nervous system, and endocrine system. The sites will be poised for redevelopment and the result will be livable communities that support a high quality of life.

The reuse plan for 7 Hoosac Street, a 225,000 square feet former mill, is one real example of significant health benefits for the Target Community. Reuse plans for this site include nearly 150 affordable housing units at the intersection of Route 8 and Hoosac Streets. This location allows for easy access to the Berkshire Regional Transit bus route, is adjacent to the Ashuwillticook Rail Trail for biking and walking opportunities, and is across the street from Adams Station- a Town park and future site of the Berkshire Scenic Railway. In addition, the Adams Visitors Center is

located on an adjacent property. This location is a hub of activity and will provide much needed quality housing in a highly desirable place to live while providing alternate forms of transportation and recreational opportunities.

Welfare: These sites are poised to be redeveloped and repurposed once the unknown environmental concerns are assessed. This will eliminate blight caused by these brownfields and greatly improve the quality of life for the community and for the Town as a whole. This project will create safe, modern places to live, recreate and shop which will deepen the sense of community and increase visitors and interest in the Town. This project will result in direct benefits to the Target Community, which has been identified within the community need section as having a high percentage of families and individuals living in poverty.

For example, redevelopment of the 69,786 square feet Memorial School building will have a significant public welfare benefits as a new multi-generational community center and the new home of Youth Center, Inc. Built in 1952, the prominent two-story structure is notable for its significant architectural features, including a curvilinear brick veneer with horizontal elongated windows. In 2012 the building was vacated by the Adams-Cheshire Regional School District after the middle and high schools were consolidated. To reuse this important building, the Town has undertaken a series of redevelopment steps: 1) evaluated potential reuse scenarios, determining a mix of community use and housing to be ideal; 2) completed a Phase I ESA and a hazardous building materials survey with funding from the Berkshire Brownfields Program; 3) installed a new roofing system (\$593,263) with FY12 CDBG grant funding; and 4) working with an architect to develop plans for a new HVAC system for the building. With the installation of a new energy-efficient, gas-fired heating and ventilation system and the environmental assessment completed the Youth Center, Inc. will be able to relocate into a larger, more suitable space, enabling it to offer a greater diversity of programs to local families with children. The site will also provide critically needed indoor recreational space, 20 units of affordable senior housing, and additional spaces for commercial tenants which will allow full use of the building and direct benefits to the community.

4.a.ii. Environmental Benefits

During redevelopment, environmental contaminants will be remediated to state standards. The proper remediation of contamination as part of redevelopment will provide significant environmental benefits including improvement to the physical environment and remove the exposure pathways to individuals living and working in the immediate vicinity of the brownfields site including direct contact with contaminated soils, inhalation of contaminated vapor, ingestion of contaminated groundwater, ingestion/inhalation from contaminated building materials (lead and asbestos), and minimize impacts to downgradient surface waters (Hoosic River) and wetlands. Based on the proposed redevelopment of at least two of the five sites identified in the Target Area to include low-income housing (7 Hoosac Street and a portion of the former Memorial School site), the environmental benefits of cleaning up these sites will be particularly beneficial to those striving to find affordable safe places to live. Expected outcomes for this grant would be the **redemption of up to 32 acres of brownfields properties.**

4.b. **Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

4.b.i. Planning, Policies, and Other Tools

The Town of Adams is committed to sustainable redevelopment. The Town will have ownership and site control of at least two of the sites assessed, possibly more. With site control, the Town

will have the ability to develop reuse scenarios that will ensure that sustainable development approaches will be utilized to encourage site reuse in ways that provide new jobs, commercial opportunities, and open space amenities to an existing neighborhood.

Another example of a planning tool includes the Town's initiative to adopt a 40R overlay district which will encourage increased density, specifically within the Target Area. All five sites are served by municipal and private infrastructure. The Town has been establishing strong working relationships with the developers involved in these sites and, although it may not be mandated, will encourage and foster green remediation, construction and demolition materials recycling, diesel emissions reductions, and renewable energy. The "Stretch Code" is one example of a tool that the Town will utilize to implement sustainable development. The Stretch Code is an appendix to the State Building Code which includes additional energy efficiency standards. The Stretch Code requires all new residential and most commercial construction to achieve approximately 20% better energy efficiency than that required by the base Building Code. The energy savings is achieved by moving to a performance based code instead of requiring the installation of specific energy measures. The Town will work with the developers to ensure that redevelopment conforms to the requirements of the Stretch Code.

4.b.ii. Integrating Equitable Development or Livability Principles

This project will be carried out consistent with the principles for the Partnership for Sustainable Communities (PSC). The Town of Adams is part of the PSC through its EPA Brownfields Area-Wide Planning Project and its role as a core partner in BRPC's 2010 HUD Sustainable Communities Regional Planning Grant. This project will aim to (1) provide more transportation choices, (2) promote equitable, affordable housing, (3) increase economic competitiveness, (4) support existing communities, (5) leverage federal investment, and (6) value communities and neighborhoods. Increasing the economic competitiveness of the Town is the foundation for this project. The Target Area provides many opportunities such as:

- Transportation choices including public transportation, walking, and bike path;
- Affordable housing;
- Expansion of planning efforts;
- Leveraging federal investment through tax credits, MassDevelopment, MassWorks and more.

4.c. Economic and Community Benefits

4.c.i. Economic or Non-Economic Benefits

This project will stimulate economic development within the community by helping to revitalize the Route 8 corridor, the commercial and industrial spine of Adams that once provided hundreds of high-paying manufacturing jobs. The location of the Target Area is immediately north and south of the downtown core, providing a distinct opportunity for the redevelopment and marketing of the properties within the area. Revitalizing the Target Area will involve a mix of new housing, commercial, light industrial and institutional development. Feasibility studies conducted for some of the identified properties, as well as, Town community planning efforts indicate that these types of development are appropriate and can be supported.

Many of the identified sites along the Route 8 corridor are large and prominently located. Redevelopment activities will be highly visible and provide important economic benefits to the community at large. Moreover, the corridor is now the focus of Town economic development

efforts and the location of other key public projects in the Target Area. The power of public funds to catalyze private investment will be aggressively pursued – with this focus the Town anticipates attracting significant new private development and investment along its commercial corridor.

The downtown and its immediate environs along the Route 8 corridor, including the Memorial school property, have been determined to be a Priority Development Area in the Berkshire Regional Strategic Framework Plan (2011). Redevelopment of the Memorial School includes commercial spaces and new housing uses are expected to provide jobs, contribute to the local tax base and contribute to an increase in property values within the Town. In addition, significant interest has been expressed in the 50 Commercial Street property, which has high market potential for commercial development; however, prospective developers have walked away from the site due to the potential for environmental contamination and its continued unknown status.

4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs

There is no local environmental job training program. However, the Town of Adams will coordinate with BRPC, the Berkshire County Regional Employment Board, McCann Vocational Technical School, and the Massachusetts College of Liberal Arts to provide opportunities such as internships on environmental projects. In addition, provisions will be included in bid documents for hiring local contractors to provide opportunities for experience in environmental cleanups.

The project has the potential to enhance the region's workforce by providing several redeveloped sites for new business ventures as well as a location for existing local nonprofits to fulfill and expand on their missions while serving more of the public. It is anticipated that approximately 25 construction jobs will be created through the Memorial School redevelopment project alone, and an additional 10 permanent jobs through the relocation of the Youth Center and the proposed housing reuse at the site. These figures do not include jobs retained through professional support services such as, architects, civil engineers, historic preservation consultants, LSP, etc.

5. Programmatic Capability and Past Performance

5.a. Programmatic Capability

The Adams Community Development Department will be the responsible party for ensuring the completion of all administrative, technical, and financial requirements of the grant project. The Town intends to enter into an inter-municipal agreement with BRPC for assistance in meeting the project management and reporting requirements of the grant. BRPC has extensive experience in managing EPA Brownfields grants and has assisted the Town with many community development projects. BRPC will ensure compliance with all federal programmatic requirements. EPA has previously determined that use of an inter-municipal agreement between a Massachusetts municipality and a regional planning agency complies with 40 CFR Part 31.36.

The Community Development Department's Director, Donna E. Cesan, has over 30 years of community planning, development, and grants management experience. Ms. Cesan has managed the Town's Community Development Block Grant program (\$12 million) over the past 15 years. A member of the American Institute of Certified Planners, she has worked at state and local government levels in development review, program development and management, environmental planning, community and economic development, and as a planning consultant. Ms. Cesan has been an active member of the Berkshire Brownfields Committee for the past nine years.

BRPC has a dedicated and experienced staff responsible for meeting the various requirements of state and federal agencies. BRPC has a strong track record with EPA Brownfields. Melissa Provencher is the Brownfields Program Coordinator and has been with the agency for sixteen years. She has closed out several successful Assessment grants including an ARRA-funded Coalition Assessment Grant. The Town will work with BRPC to hire an experienced QEP.

5.b. Audit Findings

The Town of Adams has not had adverse audit findings with the administration of any grants since 2005. At that time, a compliance finding relating to the approval of a change order without sufficient detail and supportive documentation was issued. The Town immediately corrected the oversight, documenting that all work had been completed, inspected, and approved prior to payment being made for the work. The Town further certified that only the AIA payment form or invoices submitted on contractor letterhead will be deemed acceptable in the future.

5.c. Past Performance and Accomplishments

5.c.ii. Has Not Received an EPA Brownfields Grant but has Received Other Non-Federal Assistance Agreements

Most recent grant awards for the Town of Adams were funded under the Massachusetts CDF I **Community Development Block Grant (CDBG)** program for FY2015, FY2013, and FY2012. At present, funds only remain in the FY2015 grant, which is on schedule and within budget. CDBG grants have been successfully closed within established grant deadlines and without any additional funding to meet program objectives. Community Development staff ensured that quarterly reports were submitted in a timely fashion and drawdowns were properly conducted.

5.c.ii.1. Purpose and Accomplishments

- **FY2015 CDF I Community Development Block Grant** – total grant award of \$580,000 for two activities: a design-only project for the reconstruction of the parking lot at the Adams Visitors Center and continuation of the Adams Housing Rehabilitation Program. The design project will assess the condition of the existing 140-space Visitors Center parking facility at 3 Hoosac Street and associated sidewalks, curbing, pavement, drainage, and crosswalks. The on-going Adams Housing Rehabilitation Program will include the rehabilitation of 15 housing units for low income residents within the Route 8 Target Area.
- **FY2013 CDF I Community Development Block Grant** - total grant award of \$900,000 for the Park Street Improvement Project and continuation of the Adams Housing Rehabilitation Program. Park Street Improvement Project was an infrastructure project within the downtown involving reconstruction of 1,200 linear feet of Park Street, the Town's "Main Street".
- **FY2012 CDF I Community Development Block Grant (Reserves)** - total grant award of \$600,000 grant to install a new roof on former Memorial School building along Route 8.

5.c.ii.2. Compliance with Grant Requirements

Staff is adept at successful management and completion of complex grant-funded projects from a variety of state and federal sources. The Town's FY2013 CDBG program was successfully completed and closed out in June 2015. The public comment period for the Town's FY15 CDBG program is now concluded and the Environmental Review Record is complete. Community Development staff submitted the required documentation to the state and has received environmental clearance and now has the ability to draw down funds.

ATTACHMENT A: LETTER FROM THE STATE



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 6, 2015

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Town of Adams, Application for EPA Assessment Grant Funds

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of Adams (Town) under the Fiscal Year 2016 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from the EPA will enable the Town to assess abandoned and industrial properties, many of which are Town-owned and were acquired via tax-taking, along the Route 8 corridor, a commercial/industrial section of the Town. This project is anticipated to lead to the redevelopment of these sites thereby improving neighborhoods, increasing property values, and creating jobs and housing.

On January 23rd, 2015 Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The City's compact was signed on October 15th, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

ec: Melissa Provencher, Senior Planner, Brownfields Program Coordinator, BRPC
Tony Mazzucco, Town Administrator, Town of Adams
Donna Cesan, Director of Community Development, Town of Adams
Eva Tor, Brownfields Coordinator, MassDEP Western Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

ATTACHMENT B: THRESHOLD CRITERIA

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility

The Town of Adams is a General Purpose Unit of Local Government as defined by 40 CFR Part 31.

2. Letter from the State or Tribal Environmental Authority

The Massachusetts Department of Environmental Protection (DEP) was notified of the Town of Adams intent to apply for funding under the EPA Assessment program, and has issued a Letter of Acknowledgment in support of the Town's proposal (please see attached).

3. Community Involvement

The Town will maintain a high level of community engagement by a range of venues. Public discussions held as part of regular meetings of the Selectmen, subcommittees of the Selectmen, the downtown committee, and other meetings involving members of the public are a tried-and-true method for engaging community members. Public meetings concerning the project will be held at the Adams Town Hall or at the Adams Visitors Center (both within the Route 8 corridor). The date and time of any public meetings will be advertised in The Berkshire Eagle at least a week prior, posted on the Town Clerk's Notice Board at Town Hall, and on the Town of Adams website. Meetings of the Selectmen are televised. The Town's Community Development Department will be an on-going source of general information to the public on the brownfields assessment program through various media, including public notices, press releases, the Town's website, and community access television, presentations before community organizations, as well as handouts. Also, the Town has now ventured into social media with its own Facebook page, and will use this new tool (for us) to further engage Target Area stakeholders.

As noted in this application, Town staff is already actively engaged in the Target Area – CD staff already has in place a mailing list of every property owner within the Target Area and frequently sends out mailings to this list regarding upcoming meetings on progress with the Town's community development strategy and the CDBG program. The Town will extend the community engagement process by working in partnership with other organizations, including Youth Center, Inc., the Berkshire Housing Development Corporation, 1Berkshires, and Berkshire Regional Planning Commission. Letters of support and commitment are attached. These community-based organizations have committed to participating in the following ways:

- Coordinating outreach efforts;
- Providing various expertise;
- Organizing and facilitating community-wide and neighborhood discussions;
- Working with property owners;
- Hosting presentations and community meetings;
- Providing space on electronic and hard copy sources for project updates and notices; and
- Providing appropriate educational programs on brownfield impacts.

4. Site Eligibility and Property Ownership Eligibility(Site-Specific Proposals Only)

Not applicable as this application is for a Community-wide assessment grant.

ATTACHMENT C: LETTERS OF COMMITMENT



Northern Berkshire Community Coalition

December 14, 2015

Donna Cesan, Community Development Director
Town of Adams
Town Hall, 8 Park Street
Adams, MA 01220

Dear Ms. Cesan:

I am writing to lend my organization's support to the Town of Adams application to conduct a Brownfields Assessment. The project will evaluate, prioritize, and assess both hazardous and petroleum sites in the town and will result in important beneficial results for the residents who live here.

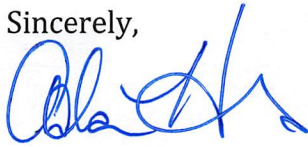
The Northern Berkshire Community Coalition was formed in 1986 in response to the closing of Sprague Electric and the loss of nearly 4000 manufacturing jobs. North Adams and the region has recovered some since those days, but it still has a long way to go and the Northern Berkshire Community Coalition exists to help promote community conversation and action to make the north Berkshire community a better place to live and work. Adams continues as a pocket of poverty in Massachusetts and is one of the poorest communities in the State.

While the NBCC is not in a position to provide financial resources to the project, we are uniquely qualified and, as a community-based organization, will provide support to this initiative in the following ways:

- Use our monthly forums, averaging 85 community residents per meeting, to provide updates to the community;
- Publicize brownfields activities and updates through our e-newsletter (with a distribution of 1,500+) and monthly community access television show;
- If there are sites of concern within particular neighborhoods, we will assist BRPC in providing information to those neighborhoods.

In short, we support the project and will help in any way that we can. Please do not hesitate to contact me if you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Hinds', with a stylized, cursive script.

Adam Hinds
Executive Director



Berkshire Scenic Railway Museum, Inc.
10 Willow Creek Road, P.O. Box 2195
Lenox, Massachusetts 01240
(413) 637-2210
Fax: (413) 637-4965
www.berkshirescenicrailroad.org
www.hoosacvalleytrainride.com

December 15, 2015

Donna Cesan, Community Development Director
Town of Adams
8 Park Street
Adams, MA 01220

RE: Town of Adams 2016 Brownfields Assessment Grant Application

Dear Ms. Cesan:

Berkshire Scenic Railway Museum (BSRM) fully supports the Town of Adams in their pursuit of a grant from the US EPA Brownfields Assessment Grant Program. BSRM is an all-volunteer, non-profit organization founded in 1984 with a mission to preserve the history of railroading, particularly in the Berkshire Hills of Western Massachusetts. BSRM is currently in the final stages of developing the Hoosac Valley Rail Service, a new community and economic development project designed to provide an attractive seasonal tourist transportation link between downtown Adams and North Adams.

Assessing sites within the Target Area will not only determine any potential environmental health risks that these properties pose, but hopefully stimulate the process to reuse or redevelop the properties for the benefits of the town and the neighborhoods that surround them. The cumulative effects of brownfield cleanups and other economic development strategies, such as the success of tourist train rides will aid the Town of Adams in bringing in visitors, new businesses and revitalizing their historic downtown area.

BSRM offers to support the Adams Brownfields Assessment Project in the follow ways:

- ▮ Include project updates and benefits in on-board train narration.
- ▮ Post project milestones/updates in our Membership Newsletter.
- ▮ Participate in any public outreach forums, if requested.

If you have any questions regarding BSRM's involvement in or support for the project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jay R. Green". The signature is fluid and cursive, with the first name "Jay" being the most prominent.

Jay R. Green, President & General Superintendent



Serving the Communities of Adams, Cheshire & Savoy

P.O. Box 461, 20 East Street, Adams, MA 01220

Phone: (413) 743-3550

Fax: (413) 743-9550

www.youthcenterinc.org

December 16, 2015

Donna Cesan, Community Development Director
Town of Adams
Town Hall, 8 Park Street
Adams, MA 01220

RE: Town of Adams 2016 Brownfields Assessment Grant Application

Dear Ms. Cesan,

I am writing to lend my organization's support to the Town of Adams application to conduct a Brownfields Assessment. The project will evaluate, prioritize, and assess both hazardous and petroleum sites in the town and will result in important beneficial results for the residents who live here. Assessing the sites and developing plans to mitigate contamination will reduce the risk of exposure to local residents and youths. We believe very strongly in fostering positive relationships among local businesses and the Town.

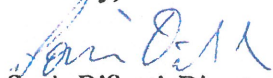
The Youth Center, Inc. was established in 1974 to serve youth, teens, adults, and families of Adams and the surrounding communities by the efforts of Harold Levesque and the Adams Lions Club. The goal of the Youth Center is to promote comprehensive, individual development through community-based educational, recreational and supportive activities to families and youth of the community. Age-appropriate, educational activities are designed to help with each child's healthy development. Staff also performs weekly outreach at the schools in Adams, Cheshire and Savoy, offering activities in reading, science, visual and performing arts, and a variety of other age appropriate activities designed to help with each child's healthy development.

While the Youth Center is not in a position to provide financial resources to the project, we are uniquely qualified and, as a community-based organization, will provide support to this initiative in the following ways:

- Host public meetings or outreach forums in our East Street building
- Post public meetings and input sessions at our center
- Highlight the project's progress on our website

Please consider the Town of Adams' grant application worthy of funding so that the Town and its residents can move forward with the redevelopment of prominent downtown properties

Sincerely,



Sonia DiSanti, Director



Berkshire Housing Development, Corp.

1 Fenn Street 3rd Floor, Pittsfield, MA 01201
Tel (413) 499-1630 Fax (413) 445-7633

December 15, 2015

Donna E. Cesan
Community Development Director
Town of Adams
8 Park Street
Adams, MA 01220

Dear Ms. Cesan:

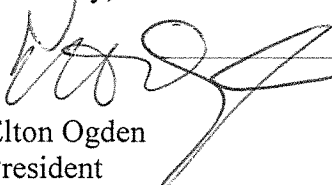
I am writing in strong support of the Town of Adams' request for funding from the U.S. EPA's FY16 Brownfields Assessment Grant Program which would allow Jeffrey Cohen, to significantly help to advance his reuse plans of 7 Hoosac Street. This 225,000 square foot former mill has great potential for nearly 150 affordable housing units. The mill sits at the intersection of Columbia (Route 8) and Hoosac Streets, a major intersection in Adams. This location allows for easy access to the Berkshire Regional Transit bus route, is adjacent to the Ashuwillticook Rail Trail for biking and walking opportunities, and is across the street from Adams Station – a Town park and future site of Berkshire Scenic's Hoosac Valley Service train rides. In addition, the Adams Visitors Center is located on an adjacent property. This location is a hub of activity and will be a convenient and highly desirable place to live.

As the president of Berkshire Housing, it is our mission to improve the quality of life for residents of Berkshire County by increasing affordable housing opportunities. This grant opportunity clearly fits our desire to advance this mission and we'd be delighted to offer the following services:

- Highlight the progress of the Adams Brownfields Assessment program on the Berkshire Housing's "Current Projects" section of our website; and
- Distribute flyers about the project and have information available at our property locations throughout northern Berkshire County.

In conclusion, I strongly support the Town's request for funding from the U.S. EPA's FY16 Brownfields Assessment Grant program with the eventual goal of reuse of the 7 Hoosac Street for affordable housing.

Sincerely,



Elton Ogden
President

December 15, 2015

Town of Adams
Attn: Donna Cesan, Community Development Director
Town Hall, 8 Park Street
Adams, MA 01220

RE: Town of Adams 2016 Brownfields Assessment Grant Application

Dear Ms. Cesan:

1Berkshire Strategic Alliance Inc. represents a partnership between organizations in Berkshire County that share a common goal of strengthening the Berkshire economy: The Berkshire Chamber of Commerce and the Berkshire Visitor's Bureau. Formally recognized as the lead economic development organization for the region, 1Berkshire is focused on retention and recruitment of businesses, workforce alignment and the growth of a healthier entrepreneurial environment.

1Berkshire is pleased to support the Town of Adams' request for funding from the U.S. EPA's Brownfields Assessment Grant Program. The sites listed in the Target Area include an abandoned gas station, paper mill, commercial/industrial area, former cotton mill as well as a former school. These sites are all located in the downtown area and their blighted condition degrade the nearby businesses and the neighborhoods in which they are located. Although unconfirmed, the perception that the properties may be contaminated makes them unmarketable for reuse or redevelopment. The proposed project will confirm or dismiss the presence of hazardous materials and develop remedial alternatives plan for each site based on potential reuse scenarios.

1Berkshire offers to support the program in the follow ways:

- Highlight progress and/or milestones in the Town of Adams Brownfields Assessment program through our newsletter.
- Assist in publicizing and promoting the Town of Adams Brownfields Program. As the primary portal for economic development programs, our organization is frequently an initial point of contact for businesses or developers interested in the region.
- Co-hosting of public outreach forums with the Town if requested.

Made possible by our 1Berkshire Leadership Circle Investors:



Thank you for providing this grant application your full consideration and please do not hesitate to contact us at (413) 499-4000 for further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan Butler', with a stylized, cursive script.

Jonathan Butler
Chief Operating Officer

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Adams

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-6001064

* c. Organizational DUNS:

0490332360000

d. Address:

* Street1:

8 Park Street

Street2:

* City:

Adams

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01220-2086

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Melissa

Middle Name:

* Last Name:

Provencher

Suffix:

Title:

Senior Planner/Brownfields Coordinator

Organizational Affiliation:

Berkshire Regional Planning Commission

* Telephone Number:

(413) 442-1521 ext. 22

Fax Number:

(413) 442-1523

* Email:

mprovencher@berkshireplanning.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Town of Adams Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: